



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD
AGENDA FOR TUESDAY, DECEMBER 7, 2021
MATTHEW THORNTON ROOM
7:00 P.M.**

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

1. **Call to Order**
2. **[Planning & Zoning Administrator's Report](#)**
3. **[Discussion of Capital Improvement Program for Town of Merrimack](#)**
4. **[Discussion of Capital Improvement Program for Merrimack Village District](#)**
5. **L & F Realty Trust (applicants/owners) – [Continued review for consideration of a Site Plan amendment to modify site lighting and add additional pavement and related improvements.](#)**
The parcel is located at 396 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 032](#). Case #PB2021-26. **This item is continued from the July 7 and August 17, and September 21, and October 19, 2021 Planning Board meetings.**
6. **TC Boston Development, Inc. (applicant) and Rykel Company, Inc. (owner) – [Consideration of waivers to a conditionally approved Site Plan to waive the requirements from Sections 3.12.d.2.ii 9 \(Building Design Standards -Facades\) and 4.15 \(Building Renderings\) of the Site Plan Regulations.](#)** The parcel is located at 50 Robert Milligan Parkway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 078](#). Case #PB2021-32.
7. **RCA Holdings, LLC (applicant/owners) - [Consideration of a waiver to an approved site plan to waive the requirements of Section 6.01.c of the Site Plan Regulations \(which requires all on site improvements be completed prior to the issuance of a certificate of occupancy\) to allow for final paving improvements to be bonded instead of completed prior to issuance of the certificate of occupancy.](#)** The parcel is located at 4 Benning Court in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2E, Lot 006-02](#). Case # PB 2021-08.
8. **526 DW, LLC (applicant/owner) - [Consideration of a waiver to an approved site plan to waive the requirements of Section 6.01.c of the Site Plan Regulations \(which requires all on site improvements be completed prior to the issuance of a certificate of occupancy\) to allow for](#)**

[the sidewalk improvements to be bonded instead of completed prior to issuance of the certificate of occupancy.](#) The parcel is located at 526 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. [Tax Map 5D-2, Lot 001](#). Case # PB2019-26.

9. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners)** – Consideration of an amendment to a previously approved site plan, to add a Phasing plan, allowing the development of the site to be completed in phases for purposes of occupancy permitting. The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-02 and 191-02U1-02U4. Case # PB2021-43. – ***Request continuance to December 21, 2021***
10. **Chris Ross (applicant) and 702 Daniel Webster Highway, LLC (owner)** - [Review for acceptance and consideration of final approval for a Site Plan to construct a 42-suite extended stay hotel and associated site improvements.](#) The parcel is located at 702 DW Highway in the in the C-2 (General Commercial) District. [Tax Map 7E, Lot 023-01](#). Case #PB2021-40.
11. **KTK Realty Trust, LLC (applicant/owners)** - [Review for acceptance and consideration of final approval for a site plan to operate a trailer suspension and repair business.](#) The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 3D-1, Lot 012](#). Case # PB2021-42.
12. **John Flatley Company (applicant/owner)** - [Review for acceptance and consideration of final approval for a lot line adjustment to increase the area of Map 6E, Lot 003-07 and a site plan to construct two 48 unit apartment buildings \(in addition to the existing 240 units\), both in accordance with the most recently amended Flatley Mixed Use Conditional Use Permit.](#) The parcels are located at 5 Gilbert Crossing and 645 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. [Tax Map 6E, Lots 003-01 \(645 DW Hwy\) and 003-07 \(5 Gilbert Crossing\)](#). Case # PB2021-44.
13. **Discussion/possible action regarding other items of concern**
14. **Approval of Minutes — November 2, 2021**
15. **Adjourn**

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: December 6, 2021)